157.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	876,000 / 876,000
					USE VALUE:	876,000 / 876,000
					ASSESSED:	876,000 / 876,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
211		RENFREW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DESIKAN VIKRAM &
Owner 2:	VIKRAM KALLORI
Owner 3:	
Street 1:	211 RENFREW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RIDGE PATRICK J -
Owner 2:	RIDGE MARGARET P -
Street 1:	211 RENFREW ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1940, having primarily Vinyl Exterior and 2557 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	456,000		420,000	876,000
Total Card	0.138	456,000		420,000	876,000
Total Parcel	0.138	456,000		420,000	876,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 342.60 | /Parcel: 342.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 104407

GIS Ref

GIS Ref

Insp Date 05/24/18

PREVIOUS ASSESSMENT

Parcel ID 157.0-0003-0003.0

!12282!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	456,000	0	6,000.	420,000	876,000	876,000	Year End Roll	12/18/2019
2019	101	FV	328,300	0	6,000.	420,000	748,300	748,300	Year End Roll	1/3/2019
2018	101	FV	323,200	0	6,000.	354,000	677,200	677,200	Year End Roll	12/20/2017
2017	101	FV	323,200	0	6,000.	324,000	647,200	647,200	Year End Roll	1/3/2017
2016	101	FV	323,200	0	6,000.	276,000	599,200	599,200	Year End	1/4/2016
2015	101	FV	315,500	0	6,000.	240,000	555,500	555,500	Year End Roll	12/11/2014
2014	101	FV	315,500	0	6,000.	222,000	537,500	537,500	Year End Roll	12/16/2013
2013	101	FV	315,500	0	6,000.	211,200	526,700	526,700		12/13/2012

PRINT

Date	Time
12/11/20	02:22:58

LAST REV

Date	Time
12/26/19	15:23:11

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12282

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RIDGE PATRICK J	60752-581		12/17/2012		582,500	No	No		
NAJARIAN ISABEL	27775-494		10/16/1997		180,000	No	No		Y

USER DEFINED

Prior Id # 1:	104407
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2019	1454	Re-Roof	6,550					
3/20/2017	283	Redo Bas	43,726	O				
2/28/2017	213	Inter-De	1,000	C				
7/2/2013	998	Redo Kit	13,800	C				
3/7/2013	309	Manual	8,000	C				
7/7/2002	529	Addition	15,000	O		G4	GR FY04	1 STORY ADDITION
4/21/1999	222	Addition	46,000					2ND FLOOR ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
5/24/2018	MEAS&NOTICE	BS	Barbara S
2/25/2014	Info Fm Prmt	EMK	Ellen K
5/24/2013	Info Fm Prmt	EMK	Ellen K
11/12/2008	Meas/Inspect	336	PATRIOT
11/10/2000	Hearing N/C	163	PATRIOT
1/25/2000	Inspected	263	PATRIOT
11/30/1999	Measured	268	PATRIOT
7/22/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.14249527
Const Adj.:	0.98953015
Adj $ / SQ:	152.622
Other Features:	113647
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	560197
Depreciation:	104197
Depreciated Total:	456001

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 3		Baths: 2			HB				

REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

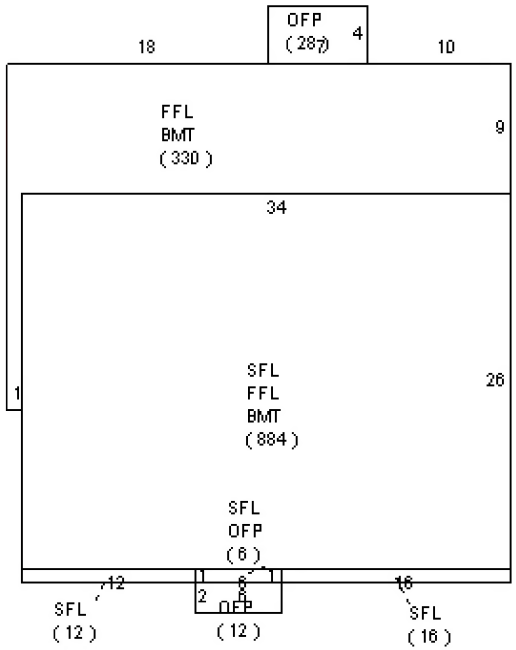
No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	167.88
Special Features:	0	Val/Su Net:	134.43
Final Total:	456000	Val/Su SzAd	213.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,214	56.200	68,231
FFL	First Floor	1,214	152.620	185,283
SFL	Second Floor	918	152.620	140,107
OFP	Open Porch	46	43.540	2,003
	Net Sketched Area:	3,392	Total:	395,624
Size Ad	2132	Gross Are	3392	FinArea 2557

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: